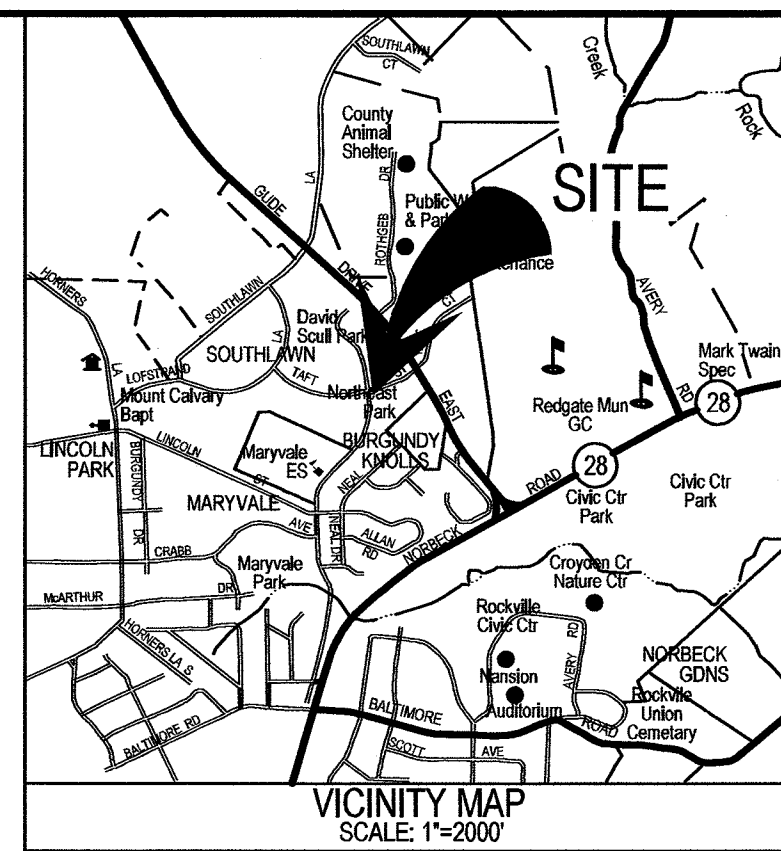


EZSTORAGE ROCKVILLE - NORTH
1175 TAFT ST.
PRELIMINARY SITE PLAN



GENERAL NOTES

1. THE EXISTING ZONE IS IL (LIGHT INDUSTRIAL)
2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
3. THE SITE LIES WITHIN THE ROCK CREEK WATERSHED.
4. PEPCO, BELL ATLANTIC, MD., INC., WASHINGTON GAS LIGHT CO. OF MD., THE CITY OF ROCKVILLE, AND CABLE TV MONTGOMERY ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT.
5. THE PROPOSED LAYOUT, PARKING, BUILDINGS AND UTILITIES ARE APPROXIMATE AND SUBJECT TO FINAL COMPUTATIONS PRIOR TO RECORD PLAT.
6. HANDICAP RAMPS ARE DENOTED BY (*) SYMBOL.
7. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS.

APPLICANT
SIENA CORPORATION
8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MD 21045

ENGINEER
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
TELEPHONE: 301-948-2750
FAX: 301-948-9067

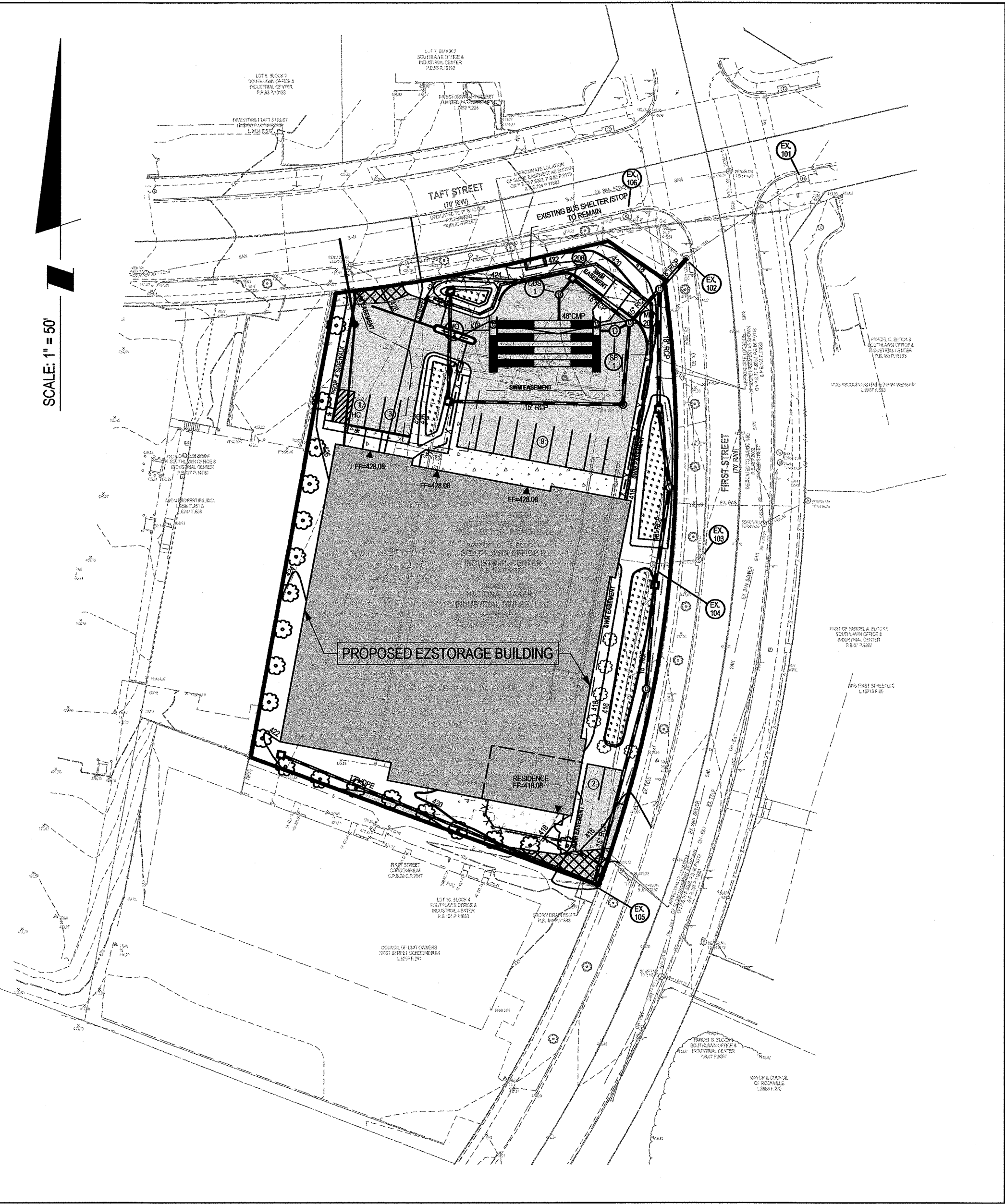
ARCHITECT
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8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MD 21045
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FAX: 410-203-9217

TRAFFIC ENGINEER
THE TRAFFIC GROUP
9900 FRANKLIN SQUARE DRIVE, SUITE H
BALTIMORE, MD 21236
TELEPHONE: 410-931-6600
FAX: 410-931-6601

ATTORNEY
LINOWES AND BLOCHER LLP
7200 WISCONSIN AVENUE, SUITE 800
BETHESDA, MD 20814
TELEPHONE: 301-654-0504
FAX: 301-654-2801

SHEET INDEX

C-1 SITE PLAN COVER SHEET
C-2 OVERALL SITE PLAN



50 25 0 50 100
GRAPHIC SCALE: 1" = 50'

ezStorage Rockville - North Development Data Table

	Required/Allowed Zoning Ordinance Development Standards for IL	Proposed
Site Area		
Gross Tract Area	N/A	1.3924 Acres (60,654 S.F.)
Existing Zone	IL	IL
Zoning Standards		
Lot Coverage		
Max. Lot Coverage	50%	45.24%
Min. Lot Coverage	10%	45.24%
Setback Requirements		
Min. Front (Taft Street)	25 ft	95 ft
Side Yard (First St and Lot 14)		
Side Street Abutting	10 ft	40 ft
Nonresidential land abutting	10 ft	14 ft
Residential land abutting	building height, but not less than 30 ft	N/A
Rear Yard (Lot 16)		
Residential land abutting	building height, but not less than 30 ft	N/A
Nonresidential land abutting	0 or at least 10 ft if provided	13 ft
Max. Height	40 ft	40 ft Maximum
Number of Stories		3 Levels up/ 1 Level down 27,441 sq. ft. / level (109,764 sq. ft. total)
Square Footage		
FF Elevation		428.08
Basement Elevation		417.41
Residential Elevation		418.08
Residential Live/Work Area		1500 sq. ft.
Parking		
Auto Parking Spaces	See Note #1 below	12
Handicap	1	1
Residential	See Note #1 below	2
Bike	1 Short term and 2 per 40,000 sq. ft.	7

Note

#1. Zoning Text Amendment TXT2014-00237 (the "ZTA"), which proposes a new parking standard for self-storage warehouse facility, is currently before the Mayor & Council. The parking standard recommended by the Planning Commission and agreed to by the Applicant, is 3 spaces per 1,000 square feet of gross floor area of office, 2 spaces for the resident manager, 1 space per employee, and 1 space per 100 storage units. If this recommended parking standard is approved and adopted by the Mayor and Council, the Project will be required to provide 15 parking spaces, the Applicant is proposing to provide 15 parking spaces, including 1 handicapped parking space.

Q:\15770400\DOCS\DESIGN\1175 ezStorage Development Data Table.xlsx

SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.solteszco.com

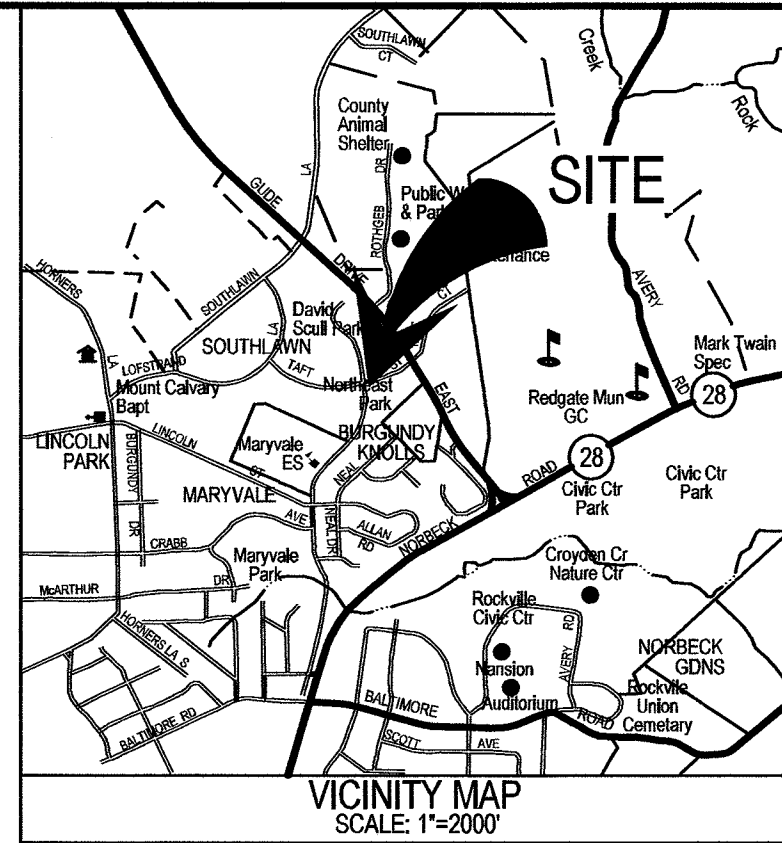
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 32599
EXPIRATION DATE: 1/22/16

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200
MAP 5164 GRID J-5, J-6
TAX MAP GR563GRS3
WSSC 200' SHEET 219 NW 6
PLAT BOOK 104 PLAT, 11883
SITE DATUM
HORIZONTAL: NAD 83/91
VERTICAL: NAVD 88

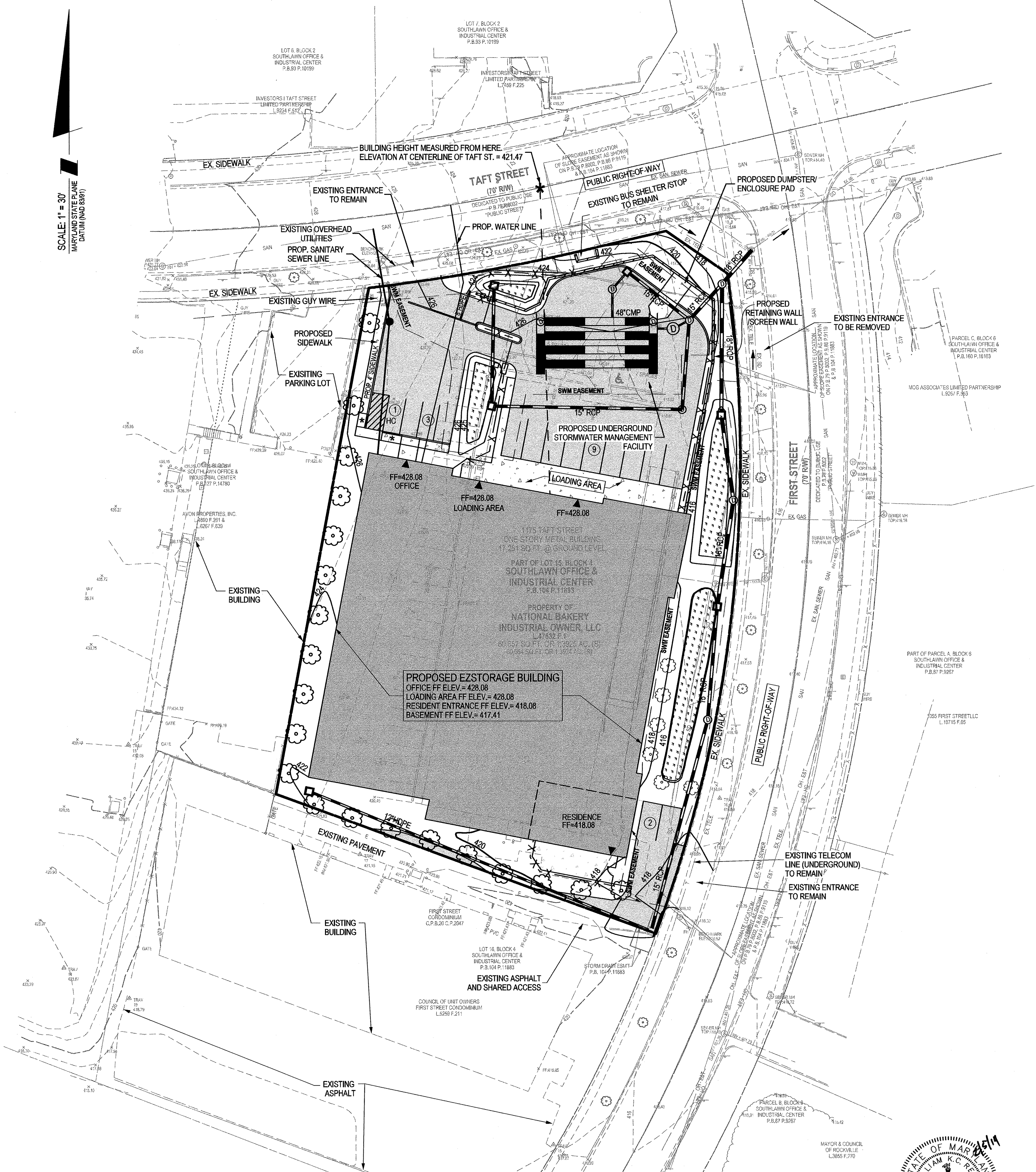
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



DESIGNED EB TRACED JWK CHECKED DF	APPROVED DATE DIRECTOR OF PUBLIC WORKS	GRAD. PAV. SD W S OTHER	DEPARTMENT OF PUBLIC WORKS CITY OF ROCKVILLE MARYLAND AT VINSON ROCKVILLE, MARYLAND	DATE PROJECT STARTED DATE PROJECT COMPLETED DATE ACCEPTED BY CITY DATE TRANS. TO FINANCE DEPT., W/R 9 FORM	AS BUILT COMPLETED DATE CHIEF INSPECTOR	OWNER/APPLICANT: SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MARYLAND 21046 PHONE: (443) 538-3070 CONTACT: CRAIG B. PITTINGER	PRELIMINARY SITE PLAN COVER SHEET 1175 TAFT ST. EZSTORAGE LOT 15, BLOCK 4 P.B. 104 P.11883 FOURTH (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND	NO.	REVISIONS	APP'D	DATE
								JAN. 2014	SCALE 1"=50'	DRAWING NO. C-1 OF 2	FILE



SCALE: 1" = 30'
IMPERVIOUS AREAS
SHOWN IN GREY




	TOTAL AREA	IMPERVIOUS AREA	PERCENT IMPERVIOUS
PROPOSED BUILDING	0.62 AC	0.62 AC	100%
PUBLIC RIGHT-OF-WAY (SEE BREAKDOWN BELOW)	0.381 AC	.263 AC	69%
DRIVEWAY/PARKING AREA	0.41 AC	0.35 AC	86%

NOTES:
AREA OF PUBLIC RIGHT-OF-WAY IS BASED ON A 30 FT. OFFSET FROM THE PROPERTY LINE FRONTING THE PUBLIC RIGHTS-OF-WAY. (MONETARY CONTRIBUTION)
TOTAL RIGHT-OF-WAY AREA = 0.381 AC. (0.263 AC. IMP.)
TAFT ST. RIGHT-OF-WAY AREA = 0.123 AC. (0.092 AC. IMP.)
FIRST ST. RIGHT-OF-WAY AREA = 0.258 AC. (0.171 AC. IMP.)
ALL ESD FACILITIES TO BE DESIGNED WITH AN UNDERDRAIN SYSTEM AND TO BE LINED WITH AN IMPERVIOUS LINER DUE TO ASSUMED SOIL CHARACTERISTICS
ALL SOIL IS TYPE 400, URBAN LAND WITH HSG TYPE 'D' SOILS
NO EXISTING STORMWATER MANAGEMENT ON SITE

SHADE LEGEND	
PAVEMENT SHADE	
BUILDING SHADE	
SIDEWALK SHADE	

LEGEND		
LOT LINES	EXISTING CURB	
BOUNDARY LINES	PROPOSED CURB	
EXISTING EASEMENTS	EXISTING BUILDINGS	
PROPOSED EASEMENTS	PROPOSED BUILDINGS	
EXISTING STORM DRAIN, INLET, & MANHOLE	PROPOSED DOOR/BAY	
PROPOSED STORM DRAIN, INLET, & MANHOLE	EXISTING FENCE	
EXISTING SEWER LINE, MANHOLE & DIRECTION	PROPOSED FENCE	
EXISTING WATER LINE, BEND, REDUCER & CAP	EXISTING CONTOURS	
EXISTING VALVE & FIRE HYDRANT	PROPOSED CONTOURS	
EXISTING UNDERGROUND TELE, ELEC, GAS, CATV	EXISTING & PROPOSED SPOT ELEVATIONS	
EXISTING OVERHEAD TELE, ELEC, CATV	EXISTING & PROPOSED DRAINAGE FLOW	
EXISTING UTILITY POLE	PROPOSED HANDICAP PARKING SPACE	
EXISTING & PROPOSED POLE LIGHT	BENCH MARK	
DRAINAGE DIVIDE	EXISTING & PROPOSED SIGNS	
EXISTING STREET TREES	EXISTING WET SOILS	
	TYPICAL SWM - ESD FACILITY	
	PROPOSED PAVEMENT	
	PROP. CONCRETE SIDEWALK	



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ROCKVILLE	DESIGNED	EB	APPROVED	DATE	DIRECTOR OF PUBLIC WORKS	GRAD.	PAV.	SD	W	S	OTHER
	TRACED	JWK									
	CHECKED	DF									

DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
MARYLAND AT VINSON ROCKVILLE, MARYLAND

DATE PROJECT STARTED		AS BUILT COMPLETED	
DATE PROJECT COMPLETED			
DATE ACCEPTED BY CITY			
DATE TRANS. TO FINANCE DEPT., W/R 9 FORM			

OWNER/APPLICANT: SIENA CORPORATION 8221 SNOWDEN RIVER PARKWAY COLUMBIA, MARYLAND 21045 PHONE: (443) 538-3070 CONTACT: CRAIG B. PITTINGER



GRAPHIC SCALE: 1" = 30'

PRELIMINARY SITE PLAN
1175 TAFT ST. EZSTORAGE
LOT 15, BLOCK 4
FOURTH (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

NO.	REVISIONS	APP'D	DATE
JAN. 2014	SCALE	DRAWING	FILE
1577-04-00	1"=30'	NO. C-2	
		OF 2	